

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER AND
PROPOSED DISPOSITION OF PARCELS A-1 AND
D-6 IN THE DOWNTOWN WATERFRONT-FANEUIL
HALL URBAN RENEWAL AREA, PROJECT NO.
MASS. R-77

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for a loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Downtown Waterfront Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal laws; and

WHEREAS, the Authority is cognizant of the conditions imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under Title I, including those prohibiting discrimination because of race, color, religion, sex or national origin; and

WHEREAS, John G. Carzis, as the former owner of a portion of the property included in Parcels A-1 and D-6, has expressed an interest in developing Parcels A-1 and D-6 and accordingly has submitted a Schematic Design for said parcels;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That John G. Carzis be and hereby is tentatively designated as redeveloper of Disposition Parcels A-1 and D-6 in the Downtown Waterfront-Faneuil Hall Urban Renewal Project Area, subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development.
- (b) Publication of public disclosure in accordance with Federal regulations.
- (c) Submission within a reasonable time, as determined by the Director, in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Preliminary Working Drawings and Outline Specifications and Final Working Drawings and Specifications.

- (d) Entering into a Land Disposition Agreement for the sale of said parcels.
- (e) Concurrence in the proposed price by the Department of Housing and Urban Development.

2. That the Schematic Design of John D. Carzis be and hereby is approved by the Authority, subject to the following changes in the Urban Renewal Plan:

- (a) A change to permit general business and transient housing uses on Parcel D-6.
- (b) A change to increase the maximum building height to 400 feet on Parcel D-6.
- (c) A change to increase the maximum FAR to 14 on Parcel D-6.
- (d) A change to permit vehicular access from Atlantic Avenue on Parcel D-6.
- (e) A change to permit marine and marine accessory uses on Parcel A-1.

3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

4. That it is hereby found that John G. Carzis possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the urban renewal plan for the project area.

5. That the Secretary be and hereby is authorized and directed to publish notice of the proposed transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

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June 4, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: JOHN D. WARNER, DIRECTOR
SUBJECT: WATERFRONT PROJECT, MASS. R-77
Disposition of Parcels A-1 and D-6

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On July 17, 1969, the Authority voted to allow John G. Carzis six months in which to present a satisfactory proposal for the development of Parcel A-1 in the Waterfront Project. This action was based on consideration of Mr. Carzis' position as the owner of Rowes Wharf, which is located in part on the site of Parcel A-1, at the time that property was taken by the Authority for portions of Disposition Parcels A-1 and A-2, and for a portion of new Atlantic Avenue.

Mr. Carzis has now submitted a proposal for Parcel A-1 and for Parcel D-6, which is located across new Atlantic Avenue from A-1, and contains a portion of Rowes Wharf. His proposal calls for a restaurant of 700 seats, function rooms, retail and marina facilities on Parcel A-1, and a 500 room hotel, parking for 600 cars, and retail facilities on Parcel D-6, with the two parcels to be connected by a pedestrian bridge across new Atlantic Avenue. Total projected cost of the development is \$17,700,000.

Mr. Carzis has taken more than the six months to prepare this proposal because of the advanced work he has seen fit to put into the proposal at this stage. This work has included a comprehensive market analysis of his proposed development. This analysis is to help insure that there will be minimum delays in carrying out final arrangements for development if Mr. Carzis' proposal is approved by the Authority. This analysis, prepared by Robert Gladstone and Associates, is most encouraging about the viability of restaurant and hotel facilities on this combined site. I expect that construction can begin in early 1971.

It should be noted that the present permitted use of Parcel D-6 is general office use. The commercial character of the area, the conclusions of the above-mentioned market analysis and the existing zoning regulations, however, warrant a change in the Waterfront Urban Renewal Plan to permit the uses contained in the proposal submitted by Mr. Carzis. Moreover, the building requirements respecting height on Parcel D-6 should be changed to allow for the feasible development of that parcel.

I recommend, therefore, that the Authority tentatively designate John G. Carzis as developer of Parcels A-1 and D-6 subject to the conditions contained in the following resolution.

An appropriate resolution is attached.